

Exhibit 1

FUNDS SUMMARY

RE: KAZMI/RIZVI sale to LEGARA/AGULERA
 [REDACTED], Brampton
 Closing Date: December 15, 2020
 Our File No.: ATS21964

From purchaser on closing - Nerissa LEGARA and Ryan AGULERA	\$685,188.19
To discharge previous 1st mtg - Home Trust Company	(487,219.39)
To conveyancer Fee	(226.00)
Transaction Levy	(73.45)

Legal Fees	\$650.00
HST (13%)	84.50

DISBURSEMENTS:**Subject to HST**

Photocopies	\$35.00
Fax transmissions	35.00
Couriers	50.00
Long distance telephone	95.00
Software Transaction Charge	30.00
E-Reg service charge	25.00
	270.00
HST (13%)	35.10

Total Legal Fees, Disbursements and HST	(1,039.60)
---	------------

To be paid to client following closing:	\$196,629.75
---	---------------------

E. & O. E.

STATEMENT OF ADJUSTMENTS

Vendor: Murtuza KAZMI and Narjis RIZVI

Purchaser: Nerissa LEGARA and Ryan AGULERA

Property: [REDACTED], Brampton

Adjusted as of: December 15, 2020

	Credit Purchaser	Credit Vendor
<u>SALE PRICE</u>		\$725,000.00
<u>DEPOSIT</u>	\$40,000.00	
<u>REALTY TAXES</u>		
2020 total taxes:	4,051.55	
Vendor has paid:	4,051.55	
Vendor's share for 349 days:	3,863.36	
Credit Vendor:		188.19
<u>BALANCE DUE ON CLOSING</u>		
payable to Taneja Law Professional Corporation, in trust or as further directed	685,188.19	
<i>Murtuza Kazi Nerissa Legara</i>		
	\$725,188.19	\$725,188.19

E.&O.E.



2300-145 King Street West
Toronto, ON M5H 1J8
Tel: 1.877.903.2133
www.hometrust.ca

December 10, 2020

Anita Taneja
Taneja Law Professional Corp.
217-33 City Centre Dr
Mississauga ON L5B 2N5

Dear Anita Taneja,

RE: Residential First Mortgage Number: [REDACTED]
Main Owner: Murtuza Kazmi
Co-Borrower(s): Narjis Kazmi
Property Address: [REDACTED], Brampton, ON L7A 0R2

Maturity Date: May 1, 2021

As requested, the following is the amount required to obtain a discharge of this mortgage effective as at December 15, 2020, with interest currently paid to December 1, 2020:

Principal Balance as at December 1, 2020,	\$	481,556.63
Accrued Interest at 4.89% to Dec 15, 2020	\$	874.99
Outstanding Charges	\$	10.27
Deferred Payments	\$	0.00
Prepayment Compensation	\$	5,877.84
Electronic Registration Fee (If applicable)	\$	77.31
Discharge Fee	\$	395.00
Reinvestment Fee	\$	400.00
Credit Balance	\$	0.00
Tax Account	\$	2,036.89
Mortgage Life Insurance Balance	\$	0.00
Additional Charges	\$	0.00
Holdback	\$	0.00
Total Amount	\$	487,155.15

Taxes paid on your behalf in current year: \$ 4,051.55

PLEASE NOTE: All mortgage payments up to and including the effective date must be paid and honoured. If any such payment is not cleared on its due date, this statement is not binding upon Home Trust Company.

Final Discharge payments must be received in our offices, by certified cheque or lawyer's trust cheque, and payable to Home Trust Company, not later than 2:00 p.m. on the date of discharge, otherwise additional interest will be charged to the next banking day. Per Diem Interest charge will be \$64.24

This statement is valid until the earlier of 30 days from the effective date, or the maturity date. If the mortgage is not paid out within 30 days of the effective date, a mortgage information fee may apply. If the mortgage has been approved for an auto renewal, and is not paid out within 3 business days of the maturity date, it will be renewed and a fee will be charged.

Questions or concerns? Call us at 1-855-270-3630 or email: MortgageDischargeRequest@hometrust.ca.



Per: _____

John Whittaker
Discharge Administrator
Mortgage Servicing
Tel: 1(877) 903-2133
Fax: 1(416) 360-7629
HOME TRUST COMPANY
E&OE

ROYAL LePAGE

Signature Realty

30 Eglinton Avenue West #200, Mississauga, Ontario, L5R-3E7
Phone: 905-568-2121 Fax: 905-501-4924

December 14, 2020

COMMISSION STATEMENT

c/o TANEJA LAW PROFESSIONAL
CORPORATION
33 CITY CENTRE DRIVE, 217
MISSISSAUGA, ON
L5B-2N5

FAX: (905)896-4002

RE: Agreement of Purchase & Sale
MURTUZA KAZMI AND NARJIS RIZVI to NERISSA LEGARA AND RYAN
AGUILERA

To our commission re: Sale of [REDACTED]
At a sale price of \$ 725,000.00

Commission payable	\$ 25,375.00
Less deposit with agreement of	
purchase and sale	\$ 40,000.00
Harmonized Sales Tax-10488 7682RT	\$ 3,298.75
 Balance due to vendor	 \$ 11,326.25

=====

Closing scheduled for January 18, 2021

Our reference number is M203861

******PLEASE FAX CONFIRMATION OF CLOSING TO 905-501-4924 ONCE DEAL
COMPLETE,
SO THAT WE MAY RELEASE BALANCE TO VENDOR.**

If there is a discrepancy with this invoice, please call:

Office Administrator
Royal LePage Signature Realty